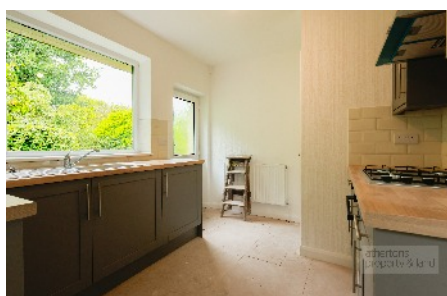




3 Quebec Road, Lammack, Blackburn BB2 7BZ

OIRO £215,000



Situated on a large plot, this detached two-bedroom true bungalow has been recently renovated. Offering a huge amount of potential to any buyer to make their own mark on, viewing is highly advised.

Enjoying a quiet location on Quebec Road with generous gardens and a drive way to the front along with extensive gardens and patio area to the rear, this would be a fantastic opportunity to put your own stamp on this property to provide a wonderful home close to all local amenities and transport links.

The property briefly comprises; Entrance Hallway, Kitchen, Living Room, Bathroom, Bedroom Two / Dining Room, Master Bedroom & Single Garage.

Approximate Gross Internal Area - 93m² (1002 Sq. Ft.) Inc. garage

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Entrance Hallway

Upvc double glazed front door, two upvc double glazed frosted windows, gas central heating radiator, ceiling lights, meter cupboards, loft access, thermostat, alarm pad

Living Room

3.7m x 4.25m (12' 1" x 13' 9")

Upvc double glazed window, gas central heating radiator, frosted glass windows to hallway & ceiling Light

Kitchen

2.7m x 3.37m (8' 8" x 11')

Range of base and eye level units with complementary work surfaces, stainless steel sink drainer, split-level oven and hob with extractor fan over, upvc double glazed window, upvc double glazed door to rear garden, gas central heating radiator, ceiling light & wall mounted boiler.

Bathroom

3.03m x 2.34m (9' 9" x 7' 6")

Shower with mains mixer and frosted glass doors, low flush WC, wash basin, panelled bath, upvc double glazed frosted window, gas central heating radiator, ceiling light

Master Bedroom

3.69m x 3.17m (12' 1" x 10' 4")

Upvc double glazed window & fitted Wardrobes.

Bedroom Two / Dining Room

4.19m x 3.19m (13' 7" x 10' 4")

Upvc double glazed sliding doors to rear garden, gas central heating radiator, ceiling light

To the front is a good size lawn with planted borders and driveway parking for one car leading to the garage. There is access down both sides of the property to the rear garden. At the rear is a paved patio seating area, greenhouse and a large lawn with various bushes and backing onto wooded area / Blackburn Golf Course.

Integral Garage

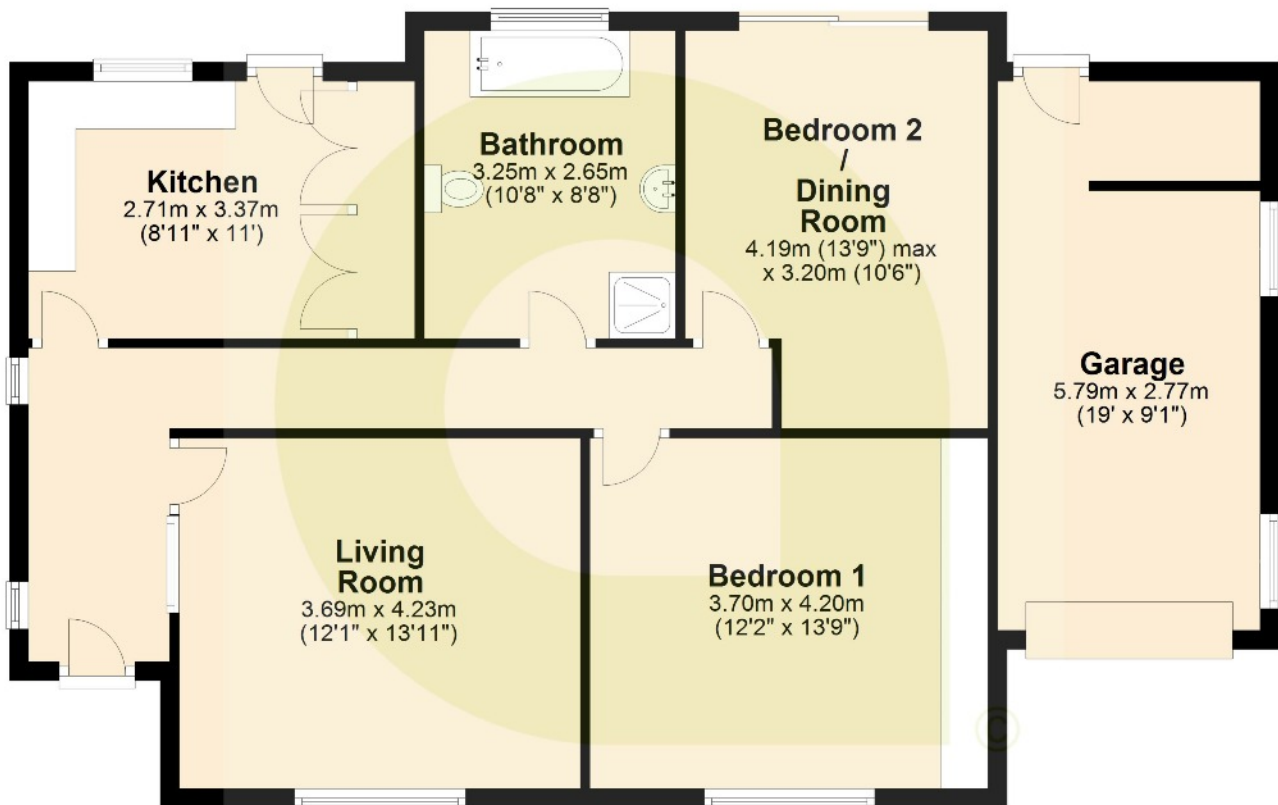
5.79m x 2.77m (18' 9" x 9')

Up and over garage door, two frosted windows, plumbed for washing machine, gas central heating radiator, ceiling light, sockets, steps up to rear storage area and door leading to back garden



Ground Floor

Approx. 93.1 sq. metres (1002.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)

services

All mains services are connected.

tenure

We understand from the owners to be Freehold.

council tax

Band C.

other information

Gas central heating and double glazing installed.

viewings

Strictly by appointment - tel: 01254 828810.

office hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

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surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on 01254 828810.

money laundering regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

July 2024

